

**THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, APRIL 10, 2023**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

**B. ROLL CALL:**

Sanam Aldag – Present  
Jamie Griffin – Present  
Wa-Louisa Hubbard – Present  
Zach Michels – Present  
Dan Schlaff – Present  
Joe Semifero – Present  
Mayor Shawn Keough – Present

Student Representatives:  
Adam DeGregorio – Present  
Bonnie Keating – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Josh Tanghe, Assistant to the City Manager; Michelle Aniol, Community Development Manager; Marie Shery, Finance Director/Treasurer/Assessor; Tim Stewart, Public Services Superintendent; Marcus McNamara, OHM Advisors; residents and media.

**C. APPROVAL OF THE MINUTES**

1. City Council Meeting – March 27, 2023

Motion Semifero; support Aldag to approve the March 11<sup>th</sup> work session and March 13<sup>th</sup> regular meeting minutes, with the following changes to the minutes:

- Declaration of Conflicts of Interest, change “payroll” to “bills” and “work” to “employment.”
- New Business Item 2, change “Stripping” to “Striping” in title.
- New Business Item 3, add “on the south side” to the end of the motion.

Ayes: Schlaff, Griffin, Aldag, Hubbard, Michels, Semifero, Keough  
Nays: None  
Absent: None  
Motion Carries

#### **D. PRE-ARRANGED PARTICIPATION –**

##### **1. Women’s Field Hockey Team Proclamation**

Mayor Keough read a proclamation congratulating the Dexter women’s field hockey team on their season. Mayor Keough then presented the team with the proclamation.

##### **2. Tania Evans, Ann Arbor Trout Unlimited**

Tania Evans with Ann Arbor Trout Unlimited presented information related to the proposed installation of structures in Mill Creek and walked City Council through a PowerPoint presentation.

- Ms. Evans introduced previous Ann Arbor Trout Unlimited projects related to Mill Creek Park.
- Per Ms. Evans, the structures are intended to provide for fish habitat and bank stabilization. She indicated that the structures would not be noticeable and would not impact water recreation.
- Ms. Evans responded to questions posed by members of Council.

##### **3. Andy Campbell, Baker Tilly Rate Study**

Andy Campbell presented information related to a water and sewer rate study developed by Baker Tilly.

- Mr. Campbell reviewed figures in the rate and cost model.
- Baker Tilly suggests annual rate increases of 5% for the water utility, and 7% for sewer utility.
- Mr. Campbell responded to questions posed by members of Council.

#### **E. NON-ARRANGED PARTICIPATION – None**

#### **F. DECLARATION OF CONFLICTS OF INTEREST – None**

#### **G. APPROVAL OF AGENDA**

Motion Aldag; support Semifero to approve the agenda, with the following changes:

- Swap the order of New Business Items M-1 and M-2
- Move Consent Agenda Item K-4 to New Business Item M-7

Ayes: Schlaff, Semifero, Aldag, Hubbard, Griffin, Michels, Keough

Nays: None

Absent: None

Motion Carries

## **H. PUBLIC HEARINGS**

1. Ordinance Leasing Property Located at 8050 Main St. to Hotel Hickman for a Period of Two Years

Mayor Keough opened the public hearing at 7:50 PM

No public Comment

Mayor Keough closed the public hearing at 7:51 PM

Consideration of: Ordinance Leasing Property Located at 8050 Main St. to Hotel Hickman for a Period of Two Years

Motion Aldag; support Semifero to adopt the Ordinance Leasing Property Located at 8050 Main St. to Hotel Hickman for a Period of Two Years.

Motion Semifero; support Schlaff to postpone the motion until staff can address the following items:

- Name of entity on lease
- Agreement dates
- Annual rent total

Motion Griffin; support Michels to amend the postponement to include a change to the rent amount to \$912 per month.

Ayes: Michels, Griffin

Nays: Semifero, Aldag, Hubbard, Schlaff, Keough

Absent: None

Motion Fails

Vote on Motion to Postpone

Ayes: Semifero, Hubbard, Aldag, Michels, Schlaff, Keough

Nays: Griffin

Absent: None

Motion Carries

## **I. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Fireworks Notifications
  - Council Member Michels reported on a recent meeting with CAPT/DART.
  - Council discussed communicating fireworks dates to residents.

## **J. REPORTS:**

### **1. Public Services Superintendent – Tim Stewart**

Mr. Stewart submitted his written report as per packet.

- Keough indicated that he was not happy with the state of tree trimming in Westridge. Discussion followed on tree trimming goals and methods. Staff indicated that the City's tree guide would be reviewed.
- Provided an update on the water tower project.

### **2. Community Development Manager – Michelle Aniol**

Ms. Aniol submitted her written report as per packet.

- Griffin indicated that she reported on trash from LaFontaine blowing into Community Park.
- Michels expressed an interest in starting outdoor seating on Main Street sooner than normal. Ms. Aniol reported that many of the businesses have not submitted the required paperwork.
- Semifero asked about the layout of the proposed development at 3165 Baker Rd. Ms. Aniol reported that the property owner purchased an adjacent parcel to give themselves more flexibility in layout. A site plan has not yet been submitted.
- Common Sail will be meeting with MEDC on April 26<sup>th</sup> regarding 3045 Broad St.
- DTE will be performing tree trimming and removals on 4<sup>th</sup> St. The City will be developing a plan for replacements.
- Ms. Aniol asked Council whether there would be interest in pursuing "No Mow May."

### **3. Board, Commission, & Other Reports - "Bi-annual or as needed" – None**

### **4. Subcommittee Reports – None**

### **5. City Manager Report – Justin Breyer**

Mr. Breyer submitted his written report as per packet.

- Griffin wanted to know about the "walk your bike" sidewalk stickers. Mr. Tanghe reported that the stickers have been ordered and anticipates that they will be delivered by May.
- Semifero indicated that he was not in favor of having a work session before the next meeting.

Motion Semifero; support Hubbard to cancel the work session before the regular meeting on Monday, April 24, 2023 and to postpone discussion of "continuity of service for public safety" indefinitely.

Ayes: Hubbard, Aldag, Schlaff, Semifero, Keough

Nays: Griffin, Michels

Absent: None

Motion Carries

City Manager Report continued:

- Easter Eggstravaganza went well
- Submitted a grant application to Kubota for the Mill Creek Park North project.
- The City is coming eligible for the Drinking Water Asset Management grant program.
- Michels asked about the accounts payable check theft. Ms. Sherry responded that a similar scam has hit several other Washtenaw County municipalities and DAFD. Ms. Sherry reported that she is working with the Post Office.
- Michels questioned the timing of the outdoor water ban.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

- Reported on upcoming Budget Work Sessions and City Manager review special meeting.
- During the DAFD Strategic Planning Session on April 5<sup>th</sup>, the board developed a draft vision statement.
- Met on April 3<sup>rd</sup> with David Lutton and Barry Lonick. Indicated that they would be meeting with the Scio Township Preservation Board.
- Griffin asked about whether a written document would be distributed before the City Manager review meeting.

7. Council Member Reports – None

**K. CONSENT AGENDA:**

Motion Hubbard; support Semifero to approve Items 1, 2, 3, and 5 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$203,262.16
2. Consideration of: Velo Club Road Closure
3. 2023 Arbor Day Proclamation
5. Ann Arbor Trout Unlimited Stream Habitat

Ayes: Semifero, Griffin, Michels, Aldag, Schlaff, Hubbard, Keough

Nays: None

Absent: None

Motion Carries

**L. UNFINISHED BUSINESS- Consideration and Discussion of:**

None

**M. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Direct Staff to Provide for the Issuance of Multiple Bond Series

No Motion Made

City Council engaged with Andy Campbell of Baker Tilly, and Tom Colis of Miller Canfield regarding the bond process.

2. Consideration of: 8140 Main St. Site Analysis Proposals from OHM Advisors, ASTI Environmental, and G2 Consulting for an Amount not to Exceed \$44,225

Motion Aldag; support Semifero to approve the 8140 Main St. site analysis proposals from OHM Advisors, ASTI Environmental, and G2 Consulting for an amount not to Exceed \$44,225.

Ayes: Aldag, Schlaff, Hubbard, Semifero, Keough

Nays: Michels, Griffin

Absent: None

Motion Carries

3. Consideration of: Creation of Public Safety Facilities User Group

Motion Michels; support Griffin to create the Public Safety Facilities User Group with the following participants:

- 3 Councilpersons, selected by Council
- Dexter Area Fire Department Chief and a firefighter of ~~his~~their choosing
- Washtenaw County Sheriff's Office supervisor and deputy as selected by WCSO
- City of Dexter City Manager
- City of Dexter Public Services Superintendent

Ayes: Michels, Semifero, Schlaff, Hubbard, Aldag, Keough

Nays: Griffin

Absent: None

Motion Carries

Motion Semifero, support Schlaff to appoint Keough, Aldag, and Semifero to the Public Safety Facilities User Group as the designated Councilpersons with Schlaff to serve as the alternate.

Ayes: Aldag, Hubbard, Semifero, Michels, Schlaff, Keough

Nays: Griffin

Absent: None

Motion Carries

4. Consideration of: Meadowview Intersection Recommendation from OHM Advisors

Motion Semifero; support Hubbard to proceed with the implementation of the updated signal timing plan for the Dexter-Ann Arbor and Meadowview signal based on the recommendations provided by OHM Advisors.

Ayes: Griffin, Hubbard, Semifero, Schlaff, Aldag, Keough

Nays: Michels

Absent: None

Motion Carries

5. Consideration of: Resolution to Request that Legislature/Governor Include Funding in the 2023 Budget for Communities with Pension Programs Over 60%

Motion Semifero; support Schlaff to adopt the Resolution to Request that Legislature/Governor Include Funding in the 2023 Budget for Communities with Pension Programs Over 60% with changes to specify the City's situation and experiences.

Ayes: Schlaff, Aldag, Hubbard, Semifero, Keough

Nays: Michels, Griffin

Absent: None

Motion Carries

**N. NON-ARRANGED PARTICIPATION – None**

**O. COUNCIL COMMENTS** (paraphrased or summarized by Recording Secretary)

Semifero: With the Council rules, hopes we stay with what we have with small adjustments. They help set the conversation and expectations.

Hubbard: Has an interest in the Council rules and looking to make them more professional and uniform. Hard to attend the Council Rules Work Session in good faith and discuss the rules when people have broken the trust of the board by undermining decisions. Thinks it is an effort to kick the can down the road.

DeGregorio: Seconds Hubbard's comment.

Michels: Sometimes when people are told they behave badly, they behave badly. Hopes we can find room for a bike lane on Baker. We should find ways to provide more mentorship to student representatives. Recommends the user group consider

attending the fire station design conference. Will be leaving the room during the pledge of allegiance due to the history of the writer.

Griffin: Asked a question regarding the drinking fountains in 3515 Broad Street (staff indicated that activating them is on the to-do list). Debates should be about items, not persons. Has had her character attacked and finds it curious that tonight's meeting and recent actions are why adhereing to the norms are important. ~~norms are important.~~

Aldag: Finds comments interesting when agenda items have been made about people. Proud of staff's work with communication about rates, one-on-one work with residents, and the check fraud issue. Staff is ahead of the game.

Schlaff: None

**P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS – None**

**Q. ADJOURNMENT**

Motion Hubbard; support Aldag to adjourn the meeting at 10:33 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
City Clerk

Approved for Filing: \_\_\_\_\_